

LOCATION MAP

UNDEVELOPED C.B. 4294
A.E. HARRIS
ERNEST TOUSLEY
8918 TESORO DR.
SAN ANTONIO, TEXAS 78217

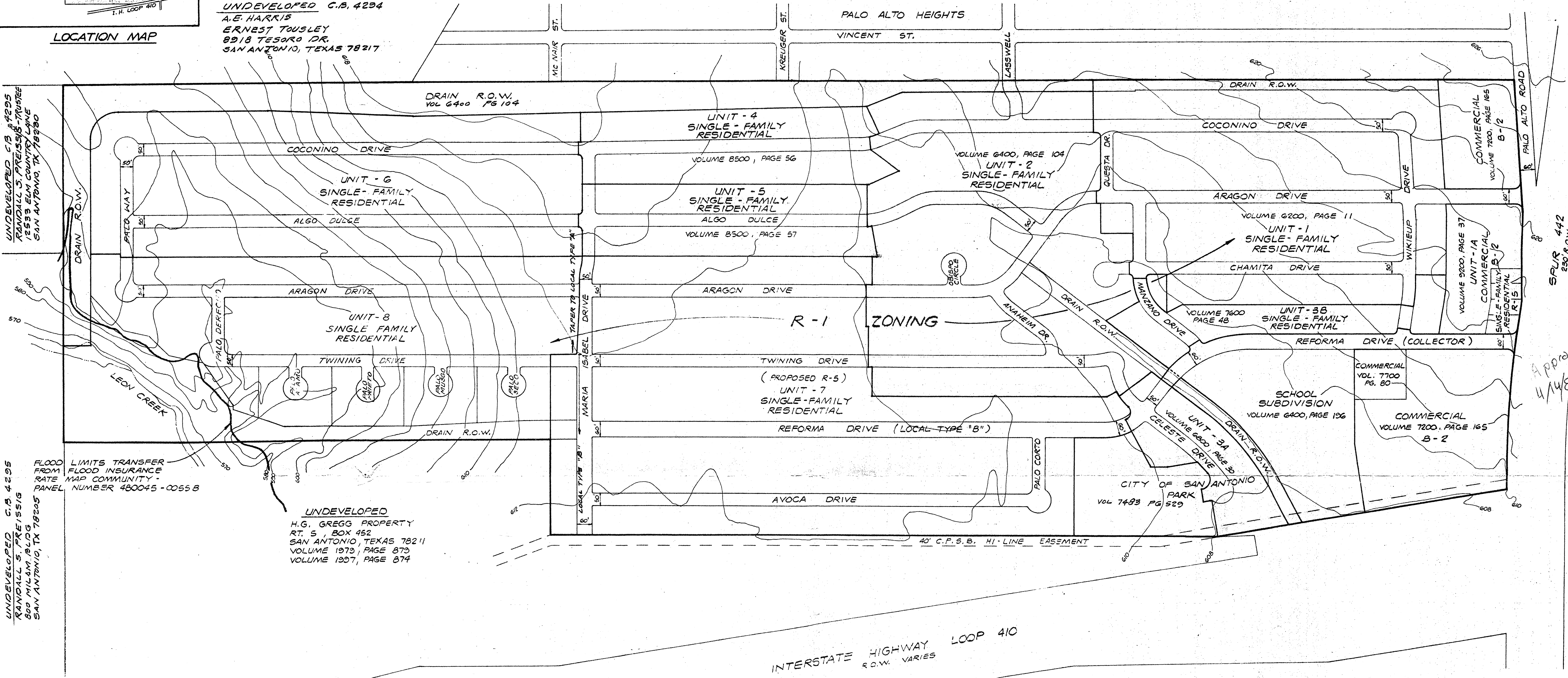
UNDEVELOPED C.B. 4295
RANDALL S. PREISSER-TRUSTEE
12533 ELM COUNTRY LANE
SAN ANTONIO, TX 78290

UNDEVELOPED C.B. 4295
RANDALL S. PREISSER
800 MILAM BLVD
SAN ANTONIO, TX 78205

FLOOD LIMITS TRANSFER
FROM FLOOD INSURANCE
RATE MAP COMMUNITY -
PANEL NUMBER 480045 - 0055 B

UNDEVELOPED
H.G. GREGG PROPERTY
RT. 5 BOX 452
SAN ANTONIO, TEXAS 78211
VOLUME 1973, PAGE 873
VOLUME 1937, PAGE 874

SCALE: 1" = 200'



INTERSTATE HIGHWAY LOOP 410
R.O.W. VARIES

UNIT	ACRES	VOLUME/PAGE
COMMERCIAL	= 3.017 Ac	7200/165
" - 1	= 8.320 Ac	7200/165, 7700/180
UNIT - 1A	= 3.542 Ac	9200/37
" - 2	= 27.087 Ac	6200/11
" - 3A	= 40.381 Ac	6400/104
" - 3B	= 4.052 Ac	6800/30
" - 4	= 4.331 Ac	7600/48
" - 5	= 8.149 Ac	8500/56
" - 6	= 7.549 Ac	8500/57
" - 7	= 25.434 Ac	
" - 8	= 42.512 Ac	9508/64, 65
SCHOOL	= 32.756 Ac	
CITY OF S.A.	= 8.938 Ac	6400/196
	= 4.297 Ac	7483/529
TOTAL ACREAGE = 220.442		

- NOTES:
- SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO
 - WATER SERVICE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT
 - DEVELOPMENT PROJECT SCHEDULE:
 - UNITS - 1, 1A, 2, 3A, 3B, 4, 5, COMMERCIAL AREAS AND THE SCHOOL SUBDIVISION ARE EXISTING.
 - UNIT - 6 TO BE COMPLETED BY JANUARY 1987.
 - UNIT - 7 TO BE COMPLETED BY JANUARY 1985.
 - UNIT - 8 TO BE COMPLETED BY JANUARY 1990.

DEVELOPER:
HOMER SCOTT
P.O. BOX 444
MISSION, TEXAS 78372

VRP#04-09-185

MACINA • ROSE • COPELAND & ASSOC., INC.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
OFFICE OF PLANNING
415 Breesport Drive, San Antonio, Texas 78216
(512) 348-0151

mbc
ENGINEERS

PALO ALTO TERRACE
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISIONS:	DATE	NO.	DESCRIPTION
	FEB 10/1987	1	REVISED PALO ALTO TERRACE UNIT - 8

BY	DATE	DESCRIPTION
CH		UNIT - 8

DESIGN: J.J.R.
CHECKED: DEC 15, 1983
DATE: C-4270
JOB NO: 1 OF 1



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 SEP 2004
 PM 4:15

Permit File: # 04-09-185
 Assigned by city staff

Date: September 24, 2004

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Courtney Riddle c/o Habitat for Humanity

Phone: (210) 223-5203 ext. 144 Fax: (210) 223-5556

Address: 311 Probant

City: San Antonio State: Tx Zip code: 78204-1745

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: PALO ALTO SUBDIVISION

(b) (k) Site location or address of Project and Legal description:

Site is located in the S.W. part of San Antonio It front's the W. Side of Maria Isabel

Street. Legal Description is: N.C.B. 15068

Block , Lot 9

Council District 4 ETJ Yes Over Edward's Aquifer Recharge? () yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 2,533,014 S.F. (58.15 Acres)

(e) Total area of impervious surface, in square feet 886,555 S.F.

(f) Number of residential dwellings units, by type; 309

(g) Type and amount of non-residential square footage; 633,541 S.F.

(h) Phases of the development, (If Applicable); N/A

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 27 PM 4:15

4. What is the date the applicant claims rights vested for this Project? December 15, 1983

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date? Subdivision Units shown east of Maria Isabel Street have been platted and have single family homes on them.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: Palo Alto Terrace # 90

Date accepted: December 1983 Expiration Date: N/A MDP Size: 220.4 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

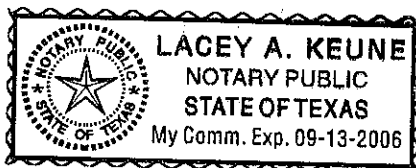
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Courtney Riddle Signature: Courtney D. Riddle Date: 9/24/04

Sworn to and subscribed before me by Courtney D. Riddle on this 24th day of September in the year 2004, to certify which witness my hand and seal of office.



Lacey A. Keune
Notary Public, State of Texas

9/24/04

P:\1066\28720-Palo Alto 48 Acre\28720-U01\Letters\VRP 092404.doc

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 27 PM 4:16

City of San Antonio use

Permit File: # 04-09-185

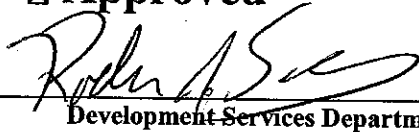
Assigned by city staff

Date: 10/21/04

☒ **Approved**

☐ **Disapproved**

Review By: _____


Development Services Department

Date: _____

Comments: As per City attorney comments the application is approved as requested. As of April 14, 1987, the date of approval of POADP #90, for approximately 309 dwelling units as requested in the application.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
OPERATING ACCOUNT
311 PROBANDT
SAN ANTONIO, TX 78204

FROST NATIONAL BANK
SAN ANTONIO, TX 78298

30-9/1140

20735

20735

PAY One Hundred Sixty and 00/100 Dollars

DATE
Sep 23, 2004

AMOUNT
*****\$160.00

TO THE
ORDER
OF

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
1901 S ALAMO ST.
SAN ANTONIO, TX 78204

R. K. Sagebiel

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈020735⑈ ⑆114000093⑆ 010382159⑈

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 27 PM 4:15